

DNR Fairbanks Office Building Repairs and System Upgrades**FY2008 Request: \$300,000**
Reference No: AMD42878**AP/AL:** Appropriation**Project Type:** Deferred Maintenance**Category:** Natural Resources**Location:** Fairbanks Areawide**Contact:** Nico Bus**House District:** Fairbanks Areawide**Contact Phone:** (907)465-2406**Estimated Project Dates:** 07/01/2007 - 06/30/2009**Brief Summary and Statement of Need:**

Funding is requested to correct deficiencies in the Natural Resources office building and increase energy efficiency, safety, and ease of maintenance. These projects include re-ducting of the boiler room air handler, provide an air conditioning system for the central server room, upgrade and replace lighting and ventilation controls, replace almost 20-year-old carpet, contract for electrical capacity engineering design and construction estimate for the building, and implement results of electrical capacity assessment. Currently the building is at maximum capacity for its electrical load - causing problems in day to day operations.

Funding:	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	Total
Gen Fund	\$300,000		\$700,000		\$250,000		\$1,250,000
Total:	\$300,000	\$0	\$700,000	\$0	\$250,000	\$0	\$1,250,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input checked="" type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input checked="" type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	
Totals:	0	0

Additional Information / Prior Funding History:

We have had two appropriations for roof repairs:

SLA01/CH61 \$200.0

SLA04/CH159 \$374.0

Project Description/Justification:

The DNR Regional Office houses the regional headquarters for six DNR Divisions with a total staff approaching 100 people. Enhancing energy efficiencies and replacement or repair of some of the facility's components or systems that are simply wearing out or have become unworkable is our goal. DNR will pursue as many of the following repairs and upgrades as funding allows, starting with the most critical first. To fully fund all the following projects we estimate the cost to be approximately \$750,000; we expect to request future capital projects to continue to address these critical and ongoing maintenance and repair issues.

Our server room has no thermostatic controls, and despite a jerry-rigged air ducting contraption and two supplementally-purchased and installed home air conditioning systems, this room overheated once in recent history when one of the rigged systems we had in place failed on a weekend and the heat killed one piece of equipment worth \$100,000. The value of the equipment in that room is approximately \$1,000,000. We simply cannot afford another overheating incident. We will be re-ducting our boiler room to provide an HVAC system-compatible air conditioning system to protect this very expensive equipment.

Saving money in the face of seemingly skyrocketing fuel costs is another challenge, and to mitigate that we would like to upgrade and replace our now obsolete lighting and ventilation controls. Parts for these controls are no longer available, if any

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part of the main control board should fail, the lighting in the building as well as the fans would be on 24/7, seriously driving up the cost of electrical usage.

Electrically speaking, the load the activities of this building creates is funneled through two breaker boxes. In order to balance the load, we need to remove and redistribute electric cabling from overcrowded breaker boxes to new and unused circuits in breaker boxes that are installed.

After almost 19 winters of freezing and thawing, the effects of rain, snow, sanding, and snow removal, the parking lot is pocked with cracks, holes, and an amazing array of vegetation growing up out of the pavement. To lengthen the life of the parking lot, it needs to be patched and then sealed to inhibit the permeation of water into the pavement. After sealing, we will repaint the parking lot lines.

The carpet is 19-years-old and in dire need of replacement.

Why is this Project Needed Now:

The DNR building is showing its age, and components are failing with increased frequency. The functionality of the building is at risk, mostly with respect to the operational systems that provide a safe and comfortable working environment for the public and staff. Concern that we might find ourselves faced with a situation that requires instant replacement of a whole system which would be impossible to do due to our distant location or even the existence of parts, and that could be even more dire if it occurred in winter, makes portions of this request significant and certainly very time sensitive.

Specific Spending Detail:

Line Item Expenditures:

Services \$300.0 DNR will fund as much repair and maintenance as the budget allows, potentially including contracts for engineering, carpet laying, parking lot repairs, and electrical design services as well as electrician services. Some contract management fees and repair/upgrade work will be RSA'd to DOT.

Project Support:

Alaska Department of Transportation and Department of Natural Resources.